

ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY

Reporting Period 01/01/2015 - 12/31/2015

Pursuant to GC 65400 local governments must provide by April 1 of each year the annual report for the previous calendar year to the legislative body, the Office of Planning and Research (OPR), and the Department of Housing and Community Development (HCD). By checking the “Final” button and clicking the “Submit” button, you have submitted the housing portion of your annual report to HCD only. Once finalized, the report will no longer be available for editing.

The report must be printed and submitted along with your general plan report directly to OPR at the address listed below:

**Governor’s Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044**

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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information									Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low- Income	Low- Income	Moderate- Income	Above Moderate- Income			See Instructions	See Instructions	
(9) Total of Moderate and Above Moderate from Table A3						30	76				
(10) Total by Income Table A/A3			0	0	30	76					
(11) Total Extremely Low-Income Units*			0								

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHNA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity	0	0	0	0	
(2) Preservation of Units At-Risk	0	0	0	0	
(3) Acquisition of Units	0	0	0	0	
(5) Total Units by Income	0	0	0	0	

* Note: This field is voluntary

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Table A3
Annual building Activity Report Summary for Above Moderate-Income Units
(not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate	0	0	0	8	22	30	0
No. of Units Permitted for Above Moderate	74	0	0	2	0	76	0

* Note: This field is voluntary

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Table B

Regional Housing Needs Allocation Progress

Permitted Units Issued by Affordability

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.												Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level		RHNA Allocation by Income Level	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9		
Very Low	Deed Restricted	538	0	0	0	0	0	0	0	0	0	0	538
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Low	Deed Restricted	345	0	0	0	0	0	0	0	0	0	0	345
	Non-Restricted		0	0	0	0	0	0	0	0	0		
Moderate		391	30	0	0	0	0	0	0	0	0	30	361
Above Moderate		967	76	0	0	0	0	0	0	0	-	76	891
Total RHNA by COG. Enter allocation number:		2241	106	0	0	0	0	0	0	0	0	106	2135
Total Units ▶▶▶													
Remaining Need for RHNA Period ▶▶▶▶▶													

Note: units serving extremely low-income households are included in the very low-income permitted units totals.

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Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.	
Name of Program	Objective	Timeframe in H.E.	Status of Program Implementation
1-1 FIRST-TIME HOMEBUYERS	Provide available federal and state funds to 24 VLI, LI, and MI first-time homebuyer households.	Identify projects annually, based on available funding. Report annually	During 2015, 2 NSP homes were sold to eligible first time home buyers. One of the households was low income and also received down payment and rehab assistance through the NSP and HOME programs. The other household was above moderate income and did not qualify for financial assistance.
1-2 INTERAGENCY COORDINATION AND SUPPORT	Continue to work in collaboration with federal, state, and local governmental agencies, as well as with private, nonprofit organizations and other community groups, to coordinate and build the capacity of local and regional housing programs, maximize funding opportunities, identify common housing goals and needs for targeted income groups, and to develop	Report annually, ongoing	As a HOME Consortium member, the Planning and Community Development Department coordinated with other HOME Consortium member jurisdictions (Ceres, Hughson, Newman, Oakdale, Patterson, Turlock and Waterford) and coordinated with the Stanislaus County Housing Authority to complete rehabilitation throughout the county. The Stanislaus County Planning and Community Development Department, Community Services Agency, Behavioral Health and Recovery Services, and Health Services Agency staff attended the collaborative, also known as the Stanislaus County Continuum of Care (CoC), meetings monthly, as well as sub-committee meetings for the Emergency Solutions Grant (ESG), and Homeless Management Information

	and implement affordable housing projects throughout the county.		Systems (HMIS) programs.
1-3 HOMEBUYER COUNSELING	Provide first time homebuyer instruction to 70 new VLI, LI, and MI homeowners.	Identify partners annually, report annually	During 2015, 2 NSP homes were sold to eligible first time home buyers. Both households received homebuyer counseling.
1-5 BUILDING CODE AND HOUSING ENFORCEMENT	Continue to enforce federal, state, and local laws such as the International Property Maintenance Code, California Housing Code (under Division 13 of the CA Health and Safety Code), Title 24 California Building Standards Code, and Title 16, Buildings and Construction of the Stanislaus County Code to ensure minimum health and safety standards in housing or other buildings.	As development requests and code violations are received and reviewed	The County received and processed 9 dangerous and abandoned buildings cases in 2015 (two were closed and one was abated). There were a total of 101 complaints received through the Building Division, 12 of which had Certificates of Non-Compliances recorded.
1-6 DENSITY BONUS	Encourage the inclusion of affordable housing in proposed developments by offering incentives to developers consisting of density bonuses in compliance with California Government Code Sections 65915 - 65918.	Upon request	A number of inquiries were received at the counter, to which Planning staff provided information about the County's density bonus policy. However, no formal density bonus requests were received during 2015.
1-7 BUILDING AND DESIGN STANDARDS FOR RESIDENTIAL ENERGY	Continue to promote the reduction of energy usage and costs through building and design practices that meets the minimum standards of Title 24, and encourage conservation of energy resources and utilization of alternative energy resources. Emphasize the incorporation of active and passive energy conservation features such as energy-efficient appliances; heating/cooling systems; windows, doors, and skylights; building materials; building/window orientation; and use of landscape materials in new and rehabilitated County-assisted affordable housing. Implement	As needed, when Title 24 standards are updated.	The California Energy Code was implemented with review of building permit applications. Three households (2 very low and 1 low income household) who were assisted with rehab in 2015 and received weatherization improvements with repairs to their HVAC systems, water heaters, windows, doors, and roofs.

	<p>energy conservation practices and public education by utilizing program funding to incorporate energy-efficient features in assisted dwelling units and through partnerships with other agencies and energy providers who disburse information and/or offer programs and incentives to increase public awareness and utilization of energy conservation practices.</p>		
1-9 AFFORDABLE HOUSING DEVELOPMENT IN THE SALIDA COMMUNITY PLAN	<p>Maximize affordable housing potential in the Medium Density Residential (1,255 units) and Medium-High Density Residential (643 units) designations in the Salida Community Plan area.</p> <p>Due to the large volume of land designated Medium and Medium High Density Residential in the Salida Community Plan area and its potential to greatly increase the supply of housing affordable to extremely low-, very low-, and low-income households, the County will initiate contact and continue to partner with affordable housing developers to maximize the potential of the affordability of homes constructed there. The County will encourage and assist developers to utilize any and all available design techniques and funding sources, including but not limited to the maximization of density, logical and efficient subdivision of the parcels that make up this district, predevelopment review and permit streamlining, and utilization of federal, state, and local programs and funding sources such as CDBG, HOME, tax credits, fee deferrals, etc.</p>	<p>Time Frame: Upon initiation of required environmental review and annually</p>	<p>There is nothing to report on this program in 2015. An EIR must still be completed for the Salida Community Plan area prior to development.</p>
1-10 AFFORDABLE RENTAL HOUSING	<p>Continue to support countywide efforts to increase the access to and the inventory of affordable rental housing for low income households. Collaborate with</p>	<p>Identify projects annually, based on</p>	<p>In 2015, twenty-one (21) properties were converted into rental units assisting households with incomes below 50% of area median income, in units acquired and rehabbed by the NSP program. The Housing Authority manages the units and income verification of the tenants. In addition, in 2015, 61 homeless</p>

	other local jurisdictions on affordable rental housing development, when feasible. Goal - 24 ELI, VLI, and LI households.	available funding. Report annually	individuals and 112 individuals at-risk of becoming homeless (all 30% and under AMI) were provided rental assistance and case management in an effort to stabilize their housing situation.
2-1 RESIDENTIAL ACCESSIBILITY	Continue to promote accessibility for the disabled by reviewing multi-family housing plans for compliance with state and federal regulations and by considering requests for reasonable accommodations.	Upon request	No multi-family housing plans or requests for reasonable accommodations were received in 2015. One low income and one very-low income household received rehab assistance for ADA retrofits, through the CDBG and HOME programs.
2-2 FAIR HOUSING	Continue to maintain fair housing services, contracted through the CDBG program, to respond to issues arising out of housing complaints, disseminate the County's fair housing policies, and to provide fair housing education to renters, housing providers, and public agencies and nonprofits. Continue to enforce the federal and state laws that prohibit discrimination in housing. They are the federal Fair Housing Amendment Act of 1988; Title VIII of the 1968 Civil Rights Act; California Fair Employment and Housing Act (Government Code Section 12955); and Unruh Act (California Civil Code Section 50). Goal: Provide fair housing and tenant landlord services, including outreach, referrals, and mediation to 256 low and very low income persons.	Identify subrecipient annually, based on available funding. Report annually	In 2015, Stanislaus County contracted with Project Sentinel to provide fair housing services. Project Sentinel provided information and referral services to 407 individuals, made up of 407 households. The agency's fair housing consultation and investigation services processed 8 fair housing cases and 33 tenant/landlord cases. Services provided for these cases included testing, canvassing, statistical analysis, witness interviews and counseling. Of the eight (8) cases that were opened, three (3) were handicap/disability related; two (2) were race related; two (2) were related to familial status; and one (1) was related to intimidation and harassment. Twenty-five (25) of the thirty-three (33) tenant/landlord cases were successfully counseled and educated in fair housing and/or reached conciliatory agreements. The Fair Housing hotline received a total of 407 tenant-landlord and fair housing calls during the year. In addition, sixteen (16) Fair Housing presentations were conducted to client groups or other agencies.
2-5 FARMWORKER HOUSING IN AGRICULTURAL AND OTHER ZONES	Continue to allow farm-employee housing in agricultural zones as well as in any other zones that permit agricultural uses. Housing for year-round, full-time farm employees is permissible in addition to the number of dwellings normally allowed by the density standard. Per Health and Safety (H&S) Code Section 17021.6, no use permit, zoning variance, or other	Amend Zoning Ordinance by Dec. 2016	One new temporary mobile home for a farmworker was permitted in the A-2 General Agricultural zoning district in 2015.

	<p>zoning clearance will be required of this employee housing that is not required of any other agricultural activity in the same zone. In addition, in accordance with H&S Code Section 17021.5, any employee housing providing accommodations for six or fewer employees is deemed a single-family structure with a residential land use designation and cannot be defined as a boardinghouse, rooming house, hotel, dormitory, or other similar term that implies that the employee housing is a business run for profit or differs in any other way from a family dwelling. Per H&S Code Section 17021.6, the County will review its Zoning Ordinance and amend it as needed to treat employee housing consisting of no more than 12 units or 36 beds as an agricultural use and permitted in the same manner as other agricultural uses in the same zone in zones where agricultural uses are permitted. Goal: Issue 50 permits for ELI and VLI units</p>		
2-6 STATE AND FEDERAL HOUSING PROGRAMS FOR FARMWORKERS	<p>Continue to assist the Housing Authority of the County of Stanislaus in its administration of State and Federal housing programs for farmworker housing, and support their funding applications for farmworker housing, such as HCD's Joe Serna Grant. The County will outreach to developers and the agriculture industry to identify any constraints and solutions to the development of farmworker housing and to identify partnership opportunities. Goal: Rehabilitate or construct 30 ELI and VLI units</p>	<p>Annually, and as funding opportunities are identified. Report annually</p>	<p>No progress to report on this program in 2015.</p>
2-7 SECOND UNITS	<p>Continue to provide additional affordable housing opportunities by allowing the</p>	<p>As building permits are</p>	<p>A total of 5 second units were constructed in 2015. Three of the 5 were mobile homes and 2 were detached single family dwellings.</p>

	<p>construction of second units in single-family residential areas, subject to the issuance of a building permit. Also consider reduced development fees for second units up to a certain square footage to help maintain their affordability. The County will also provide information and outreach regarding the option to build second units. Information will be made available at the public counter and on the County's website. As infrastructure is improved landowners will be made aware of second unit options. As infrastructure improvements are completed residents will be notified of the ability to connect including the construction of second units (see also Program 4-7). Goal: 40 VLI second units</p>	<p>received and reviewed. Update fees every 5 years.</p>	
2-8 UNIVERSAL DESIGN	<p>Encourage development to include universal design elements that address limited lifting or flexibility, limited mobility, and limited vision.</p>	<p>As development requests are received and reviewed</p>	<p>No progress to report on this program in 2015.</p>
2-9 OVERCROWDING	<p>Promote the construction of and seek financial sources for affordable single-family and multiple family units with 3-4 bedrooms to alleviate overcrowding, including room additions, within the County's housing rehabilitation programs. Goal: 15 VLI and LI units</p>	<p>Identify projects annually, based on available funding. Report annually</p>	<p>No applications for multiple family units were processed in 2015.</p>
2-10 RESIDENTIAL CARE HOMES	<p>Amend the Zoning Ordinance to allow residential care homes (group homes) by right in residential zones for small group homes (six persons or fewer) and with a use permit for large facilities (seven persons or more) consistent with state law. Goal: Board of Supervisors adoption of amended Zoning Ordinance</p>	<p>Amend Zoning Ordinance by 2017</p>	<p>This project is scheduled to take place in 2017.</p>

2-3 FUNDING AND TECHNICAL ASSISTANCE FOR SPECIAL NEEDS HOUSING	Continue to seek and use all available funding programs and other types of housing assistance in an effort to accommodate the housing needs unique to special needs groups, including those with physical and developmental disabilities, seniors, families with female heads of household, large families, farmworkers, homeless, and other residents with special needs. Goal: 50 ELI, VLI, and LI units	Identify funding opportunities annually. Report annually	In 2015, three very-low and one low-income senior household, and two households with persons who have a disability were served through the County's Housing Rehab Program. Through the County's Emergency Solutions Grant Program, 127 veterans, 262 chronically homeless, 99 seniors, 213 victims of domestic violence, 9 persons with HIV/AIDS, 337 persons with severe mental illness, 154 persons with chronic substance abuse, and 481 persons with a disability were provided emergency shelter. Three veterans, 19 victims of domestic violence, 5 seniors, 7 chronically homeless persons, 12 persons with severe mental illness, and 20 persons with a disability were provided rental assistance, case management and housing stabilization services.
2-4 INFORMATION AND REFERRAL	Continue to provide housing information and referral services to low-income, senior, disabled, homeless, and other special needs populations on an as-needed basis. Individuals seeking housing advice, counseling, and other types of assistance will be referred to public agencies, community-based organizations, and other service providers of the requested service or assistance. Goal: Develop a comprehensive resources contact list and make available on Planning and Community Development Department webpage. Continue to contract with a fair housing provider for fair housing and tenant/landlord information, referral, and mediation services. Continue to provide customer service via email, phone, and counter services.	Develop resource list by 2016. Contract with service providers annually	Throughout 2015, Planning and Community Development Department staff was available at the counters, over the phone, and via e-mail to provide housing information and referral services to the public. In addition public service providers, who were awarded CDBG public service funds and ESG funds, provided customer service to county residents via phone and in office. Those agencies included: -Children's Crisis Center (housing for families with children, respite shelter for at-risk youth) -The Community Housing and Shelter Services(homeless prevention and rapid re-housing, emergency temporary shelter, HMIS data entry)-Family Promise(transitional housing and rental assistance for homeless families) -The Salvation Army (homeless shelter, meals, and child development program) -We Care of Turlock (homeless shelter and rapid re-housing program) -American Red Cross (emergency response) -Court Appointed Special Advocated (Direct Foster Advocacy Services) -Center for Human Services (low income families) -Healthy Aging (seniors) -Healthy Start (at-risk youth) -Howard Training Center (seniors, disabled) -Parent Resource Center (at-risk youth) -Salvation Army Red Shield (at-risk youth) -Second Harvest(emergency food) -United Samaritans Foundation(emergency food)
1-8 HOUSING FOR SPECIAL NEEDS POPULATIONS	Continue to support countywide efforts to increase the inventory of affordable and accessible housing for special needs populations including seniors, persons with disabilities, families with female heads of household, large families,	Identify projects annually, based on available funding.	In 2015, three very-low and one low-income senior household, and two households with persons who have a disability were served through the County's Housing Rehab program. Through the County's Emergency Solutions Grant Program 127 veterans, 262 chronically homeless, 99 seniors, 213 victims of domestic violence, 9 persons with HIV/AIDS, 337 persons with severe mental illness, 154 persons with chronic substance abuse, and 481

	farmworkers, homeless and other residents with special needs. Goal - Serve 24 ELI, VLI, and LI households.	Report annually	persons with a disability were provided emergency shelter. Three veterans, 19 victims of domestic violence, 5 seniors, 7 chronically homeless persons, 12 persons with severe mental illness, and 20 persons with a disability were provided rental assistance, case management and housing stabilization services.
3-2 HOME REHABILITATION PROGRAM	Continue to assist income-eligible households, including affordable housing rental units, with housing rehabilitation needs. The program is designed to respond to housing needs such as leaking roofs, fire damage, accessibility retrofits, and other health and safety related housing needs. The County will consider proactive approaches to housing rehabilitation, including developing criteria to identify households and neighborhoods of highest need, such as lower income renter households. Goal: 30 ELI, VLI, and LI households	Identify projects annually, based on available funding. Report annually	CDBG and HOME funds were utilized to provide rehab assistance to three very-low and one low-income household in 2015. Improvements consisted of ADA accessibility, window, door, roof, HVAC, and water heater repairs.
3-3 MUNICIPAL UTILITIES	Continue to construct or rehabilitate municipal utility services (e.g., water, sewer, storm drain) in disadvantaged unincorporated communities identified as needing services, in cooperation with incorporated cities. Priority projects during the time frame of this Housing Element include the Empire storm drain and sidewalk project and the Airport Neighborhood sewer project. These projects have been partially completed. Due to the dissolution of Redevelopment, completion of identified projects (including the Empire and Airport projects) is dependent on matching CDBG funds with other funding sources, such as State Water Board grants. CDBG funds have been used for the completed phases of these projects and infrastructure projects are the priority when using CDBG funds. The Stanislaus	Identify projects annually, based on available funding. Report annually	In 2015, Stanislaus County completed the construction of the remaining phase and final phase (Phase II) of the Parklawn Neighborhood Sewer Project. This project was funded with a \$5 million Clean Water State Revolving Fund (CWSRF) grant and CDBG funds. Stanislaus County has made a Sewer Connection program available that will assist neighborhood residents with low interest deferred loans to cover the costs of physical sewer connections from the home to the street. These loans will be funded with CalHome Owner Occupied Housing Rehabilitation funds. A total of 319 households (1,500 residents) benefitted from this project. CDBG funds were also expended on the first phase of the Airport Neighborhood Sewer Project. Stanislaus County is currently seeking California State Water Resources Board (CSWRB) grant funds to fund the remaining portions of the project that would provide sewer service to the rest of the Airport Neighborhood. Once completed the Airport Infrastructure project is estimated to benefit 511 households (2,000 fair housing residents).

	<p>County Board of Supervisors adopted (August 23, 2011) Residential Neighborhood Infrastructure Project Ranking Criteria to be used in determining the priority of future infrastructure spending projects. If the Empire and Airport projects described above are completed by the end of the Consolidated Planning cycle in 2020, new projects will be identified based on the criteria adopted by the Board of Supervisors. Goal:750 ELI, VLI, LI, and MI households</p>		
3-4 MAINTENANCE OF ASSISTED UNITS	<p>Seek to maintain any federally, state, or locally assisted multifamily rental housing through the development of programs in coordination with other public and private nonprofit housing agencies. No deed-restricted affordable units are currently located in the unincorporated areas of the county; therefore, there are no at-risk units at this time. Should the county have any affordable units prior to the end of the planning period; the County will contact all state and federal agencies that might provide affordable housing funds to determine whether any funding is available for preservation of the at-risk assisted units. The County will work with not-for-profit housing providers to apply for affordable housing subsidies that may be available for this use, if necessary in the future.</p>	<p>At the time that deed-restricted units exist. Report annually.</p>	<p>No deed-restricted units existed in the unincorporated county in 2015.</p>
4-1 GENERAL PLAN REVIEW	<p>Review the General Plan, community plans, and zoning on an annual basis in a continuing effort to ensure that an adequate supply of land</p>	<p>Annually and with updates to the General Plan</p>	<p>A comprehensive update to the General Plan began in 2010. A Notice of Availability for the draft General Plan Update and Draft Environmental Impact Report was released in April of 2016 and will be considered for adoption in August of 2016.</p>

	is available to meet local and regional housing goals for all types of housing.		
4-4 MINIMUM RESIDENTIAL DENSITIES	<p>Establish minimum residential densities in all residential zoning districts to encourage the construction of a broad range of densities in order to promote a variety of housing types. The High Density Residential district currently has a density range between 0 and 25 units per acre.</p> <p>A minimum density could be established at 16 units per acre, for example, to ensure that land in this district will be developed at its intended higher-density range. The establishment of the minimum densities shall correspond to Land Use Element density requirements by requiring that development be designed to maximize allowable densities unless it can be shown that site design constraints make development at the highest allowable density infeasible.</p> <p>Goal: Realize the residential development of parcels to their designated densities</p>	2020	Policies regarding the establishment of minimum residential densities is scheduled to occur by 2020.
4-5 MIXED-USE DEVELOPMENT	<p>There may be opportunities in established central business districts to reorient business-only structures to contain both residential and nonresidential uses. This program will identify such potential properties and encourage proprietors to consider mixed use. Development standards for such development could include:</p> <ul style="list-style-type: none"> -Shared parking requirements between the commercial and residential use <p>Lot coverage could be to the greatest extent possible without impacting parking requirements of the commercial use</p>	as development projects are received and reviewed	No mixed use development projects to report in 2015.

	<ul style="list-style-type: none"> -Deferral of fees -County participation in developing off-site improvements -Height limits could be equal to the limit set forth in the commercial designation -Shared parking with adjacent development -Reduced setbacks Goal: 2 units 		
4-7 AREAS WITH NEW INFRASTRUCTURE CAPACITY	Continue to encourage the construction of housing, including affordable housing, in lower income unincorporated areas with newly completed infrastructure improvements (i.e., water and sewer). Property owners in these areas will be notified of any increased development potential (including but not limited to second units), and incentives such as fee deferrals and permit streamlining will be offered.	Notify property owners as improvements are completed	Stanislaus County notified Parklawn residents of a Sewer Connection program available that will assist neighborhood residents with low interest deferred loans to cover the costs of physical sewer connections from the home to the street. These loans will be funded with CalHome Owner Occupied Housing Rehabilitation funds. This project provides the opportunity for a total of 319 households (1,500 residents) to hook up to public sewer services.
4-8 EMERGENCY SHELTER CAPACITY MONITORING	The Zoning Ordinance allows development of emergency shelters without discretionary review in the H-1 and C-2 zones outside of spheres of influence with a limit of 10 beds per zone, for a total of 20 beds between the two zones which may be a constraint on the development of emergency shelters. To address the potential constraint, the Ordinance will be reviewed and amended as appropriate to ensure zoning encourages the development of emergency shelters.	Monitoring is on-going. Re-evaluation will occur annually.	The number of homeless individuals counted with the 2015 homeless count for the unincorporated communities of Stanislaus County did not exceed the number of beds permitted by right under the current ordinance provisions for emergency shelters. Amendments to these provisions will be re-evaluated with the 2016 annual progress report.
5-1 REGULATIONS AND FEES	Review existing fees, standards, ordinances, and procedures on an annual basis in a continuing effort to identify barriers to affordable housing and determine methods for reducing housing costs. This will include reviewing the level of public facilities fees	Review annually.	Public Facility Fees are evaluated for consistency of the fee to the cost of providing public services every five years. Fees were updated in 2010. Public facility fee deferrals continued to be offered as an option for low-income housing developments throughout the planning period. Planning fees will be evaluated in the fall and winter of 2016 in terms of consistency with the cost of providing services.

	<p>charged to ensure they are consistent with the cost of providing public services and facilities and do not contribute unnecessarily to increasing housing costs. Goal: Defer fees for 30 ELI, VLI, and LI units.</p>		
5-2 PLANNED DEVELOPMENT	Continue to encourage use of Planned Development (P-D) zones in lieu of standard residential zoning. P-D allows higher housing densities and greater flexibility in design, making it possible to develop a broader spectrum of housing choice for residents.	Work with developers/property owners throughout planning period	The County continues to make available P-D zoning for flexible designs. No housing related Planned Developments applications were received or approved in 2015.
5-3 ONE-STOP PERMITS	Continue the efficiencies of one-stop shop building permit review process.	As building permits are received.	Building permit streamlined review continued to be offered through the one-stop permit program by Building, Planning, Fire, Public Works, and DER staff throughout 2015.
5-4 BUILDING CODE REVIEW	Review and amend ordinances to reflect changes in mandated laws and emergency federal, state, and local trends.	Every three years when California Building Code is updated	Review of all County ordinances is on-going. The Zoning Ordinance was updated to comply with SB2 in 2015.
5-5 DUPLEXES	Continue to allow the development of duplexes on corner lots in single-family residential zones. Goal: 10 duplex units for ELI, VLI, and LI tenant households	As building permits are received.	No duplexes were constructed in 2015.
5-6 MOBILE HOMES	Continue to allow mobile homes or manufactured housing in lieu of single-family residences. In order to fully implement state law, the Zoning Ordinance will be amended to allow mobile homes in the HS zoning district, subject to allowable aesthetic and architectural requirements as those required for conventional dwellings. To encourage the development of mobile homes, information about options for mobile home development will continue to be provided over the phone and at the	Amend the Zoning Ordinance by 2018	In 2015, 25 permanent mobile homes were permitted as single family dwellings (3 second homes) and 5 temporary mobile homes were permitted (for care of family members).

	public counter. Goal: 50 VLI and LI units		
5-7 MEASURE E REVIEW AND ENCOURAGING DEVELOPMENT ON NON-MEASURE E	<p>Periodically review Measure E to see if the ability for Stanislaus County to meet its housing supply needs is constrained. If Measure E is found to be constraining the County's ability to meet its housing need, then establish incentives for non-Measure E parcels to develop, including coordinating with other local agencies to identify opportunities for affordable housing within incorporated communities. Examples of incentives that could be considered include fee deferrals, expedited permit processing, and modification of development standards in areas targeted for growth. Goal: If Measure E is found to be a constraint to the County's ability to meet their target housing need, propose and establish appropriate responses within six months to address any resulting effect of Measure E on the cost of timing and development, and the ability to meet regional housing needs. Continue to mitigate any impacts that Measure E may have on the housing supply needs of Stanislaus County in the future.</p>	Evaluate annually.	The analysis of land availability prepared in 2015 for the fifth cycle Housing Element did not indicate any constraints related to Measure E. This will be revisited periodically.
1-4 STANISLAUS COUNTY CONTINUUM OF CARE (Stanislaus CoC)	Continue to participate in the Stanislaus CoC to coordinate with low-income housing producers and advocates, social service providers, representatives of public agencies, and other interested organizations. This collaborative meets regularly, as determined by the Stanislaus CoC Executive Committee, to generate input and promote solutions to housing and supportive service issues on a community-wide	Participate in homeless count annually, participate in CoC monthly	In 2105, considerable on-going work in Stanislaus County continues to bring together governmental agencies, non-profit service providers, and consumers of services to identify where there are gaps and how they can be best filled. Stanislaus County is actively involved throughout the year with different service networks in the community. One of these is the Stanislaus Continuum of Care (CoC), a strong network of County-wide service providers, through which any identified institutional gaps may be addressed. In addition, the County works with the CoC to implement their Homeless Management Information System (HMIS) which is a software system that allows homeless service providers to enter basic information about persons receiving homeless services throughout the County. Ultimately, the system will allow the Stanislaus County CoC to track patterns of individuals and households into and out of homelessness.

	<p>basis. The function of the collaborative is to consolidate and coordinate local housing efforts, including:</p> <ul style="list-style-type: none"> -Collaboration between County, cities, private and public agencies in the development of housing and support services. -Identifying funding sources available for the development of housing and support services. -Emphasizing local decision-making and greater flexibility to local government, private and public agencies in designing delivery systems. -Facilitating the development of an array of housing and support services through public/private partnerships within the community. -Minimizing duplicate administrative systems and services. -Identifying gaps in housing and/or support services to target populations. -Maintaining a Countywide database that identifies individuals served and range of available housing and support services provided by public and private agencies. 		
1-11 ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING	Continue to implement the actions identified in response to impediments to fair housing identified in the County's Analysis of Impediments to Fair Housing completed in 2015.	2015-2023	<p>The 2015-2020 Analysis of Impediments to Fair Housing identified the following two impediments:</p> <p>1.Insufficient supply of affordable housing: To address this the County continues to offer regulatory relief and incentives for the development of affordable housing in the form of our recently adopted Density Bonus Ordinance and by offering the Planned Development zoning designation as a way to incorporate more flexible design standards. The County also continues to monitor the availability of adequate sites for the development of affordable housing on an on-going basis.</p> <p>2.Shortage of subsidies and strategies to promote affordable, accessible housing for low-, very low-, and extremely low-income households, including protected classes.</p>

			<p>The County continues to pursue available and appropriate State and Federal funding sources to support efforts to construct housing meeting the needs of lower-income households and to coordinate with and support other affordable housing efforts throughout the County.</p>
3-1 HOUSING PROGRAMS	<p>Through the Community Development Block Grant Program and the HOME Consortium, the County will continue to support funding allocations to be used for a variety of housing programs that include rehabilitation, construction, land acquisition, infrastructure improvements, and purchase assistance. Goal: 100 ELI, VLI, LI, and MI households</p>	<p>Identify projects annually, based on available funding. Report annually</p>	<p>HOME, and NSP funds assisted 2 first time homebuyer households with the purchase of a NSP home. One household was low-income and also received down payment assistance and rehab assistance. The other household was above moderate. The HOME and CDBG program provided rehab assistance for three very-low and one low-income household. Rehab included ADA improvements, HVAC, window, door, roof, and water heater repairs. Also in 2015, Stanislaus County completed the construction of the remaining phase and final phase (Phase II) of the Parklawn Neighborhood Sewer Project. This project was funded with a \$5 million Clean Water State Revolving Fund (CWSRF) grant and CDBG funds. Stanislaus County has made a Sewer Connection program available that will assist neighborhood residents with low interest deferred loans to cover the costs of physical sewer connections from the home to the street. These loans will be funded with CalHome Owner Occupied Housing Rehabilitation funds. A total of 319 households (1,500 residents) benefitted from this project. CDBG funds were also expended on the first phase of the Airport Neighborhood Sewer Project. Stanislaus County is currently seeking California State Water Resources Board (CSWRB) grant funds to fund the remaining portions of the project that would provide sewer service to the rest of the Airport Neighborhood. Once completed the Airport Infrastructure project is estimated to benefit 511 households (2,000 fair housing residents).</p>
4-3 INFILL DEVELOPMENT	<p>Continue to participate with affordable housing developers and partner with other jurisdictions on infill projects that develop new affordable housing in areas with existing public facilities and services.</p>	<p>Identify projects and report annually.</p>	<p>Through the Urban County's NSP program, the county worked with the City of Oakdale to acquire a 3 acre vacant infill lot in the City of Oakdale. The City of Oakdale is considering various options for affordable housing development on this site. Additionally, the County currently has four tentative subdivision map applications at various stages of approval in the unincorporated areas of Oakdale, Denair, and Keyes, and has a pre-development request for an additional residential development in the community of Denair. All of these sites are considered to be infill development.</p>
4-2 VACANT AND UNDERUTILIZED SITE DEVELOPMENT	<p>Streamline the approval process as needed in order to encourage the development of vacant and underutilized sites. In addition, the County will create and maintain an inventory of potential residential infill sites, both vacant and</p>	<p>Update vacant and underutilized sites data annually. Report</p>	<p>Planning staff continues to provide information to customers interested in developing housing on small lots over the phone, in person, and in pre-development meetings (if requested). The County currently has four tentative subdivision map applications at various stages of approval in the unincorporated areas of Oakdale, Denair, and Keyes, and has a pre-development request for an additional residential development in the</p>

	<p>underutilized. This information will be available to the public through the Planning and Community Development Department. The County will prioritize development of these small lots by informing developers and potential applicants about options for developing small lots. The County will also review its zoning standards during the planning period to identify any constraints to small lot development and, if identified, develop recommended revisions to development standards to facilitate small lot development.</p> <p>To further ensure there is a sufficient supply of multi-family zoned land to meet the County's (RHNA), the County will help facilitate lot consolidations to combine small high density sites suitable for development of lower income housing.</p>	annually	community of Denair. All of the tentative subdivision maps are proposed on vacant or underutilized lands located within an existing community.
4-6 EXTREMELY LOW-INCOME HOUSING	<p>This program will seek to encourage, expand, and assist the types of housing that meet the needs of extremely-low income households and individuals, such as supportive housing, rental assistance programs, multi-family housing, and single-room occupancy (SRO) units, as well as supportive programs. The County will amend the Zoning Ordinance to permit and define SRO units in at least one zone with or without discretionary review. Funding assistance and/or financial incentives and concessions will be added and/or revised to include extremely low-income households as appropriate. Emergency Solutions Grant (ESG) funds will continue to be</p>	Amend Ordinance for SROs within two years by April 2018.	61 homeless individuals and 112 individuals at-risk of becoming homeless (all 30% and under AMI) were provided rental assistance and case management in an effort to stabilize their housing situation. An amendment to the ordinance to address SROs is scheduled to be completed by 2018.

	utilized to provide rental assistance to extremely low-income households at-risk of becoming homeless. Staff will outreach to developers to identify potential affordable housing opportunities for existing or new extremely low-income units on an annual basis.		
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ANNUAL ELEMENT PROGRESS REPORT

Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction STANISLAUS COUNTY

Reporting Period 01/01/2015 - 12/31/2015

General Comments: